

# \$1,550,000 - 4211 Bow Trail Sw, Calgary

MLS® #A2191751

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Rosscarrock, Calgary, Alberta

6 plex in Rosscarrock 4 -1BR, 1 2BR, 1 3BR. The 2 BR is a furnished unit. Owners pay electrical for the 2 BR, tenants pay their own electrical for all other units. There have been many recent cosmetic upgrades to the suites and the exterior landscaping. In 2021 upgrades include a new torch on roof and a new hot water tank. Laundry set of 1 washer and dryer included. It is a 15 minute walk to Westbrook Mall and the CTrain station and good access to the downtown core.

Built in 1970

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2191751     |
| Price      | \$1,550,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.14         |
| Year Built | 1970         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4211 Bow Trail Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3L 2G1           |



## Amenities

Parking Spaces      6

## Interior

Heating                Baseboard, Natural Gas, Boiler

Cooling                None

## Exterior

Lot Description      Back Lane, City Lot, Near Shopping Center, Near Public Transit

Roof                    Membrane, See Remarks

Construction        Stucco, Wood Frame

Foundation          Poured Concrete

## Additional Information

Date Listed           February 1st, 2025

Days on Market      100

Zoning                M-C1

## Listing Details

Listing Office        Michael Fleming Realty Corp.

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